

TITLE 4  
BUILDING REGULATIONS

CHAPTERS:

- [4-01](#) INTERNATIONAL RESIDENTIAL CODE (IRC), 2003 EDITION AND AMENDMENTS  
INTERNATIONAL BUILDING CODE (IBC), 2003 EDITION AND AMENDMENTS
- [4-02](#) INTERNATIONAL PLUMBING CODE (IPC), 2003 EDITION AND AMENDMENTS
- [4-03](#) NATIONAL ELECTRICAL CODE (NEC), 2005 EDITION AND AMENDMENTS
- [4-04](#) INTERNATIONAL MECHANICAL CODE (IMC), 2003 EDITION AND AMENDMENTS
- [4-05](#) INTERNATIONAL FUEL GAS CODE (IFGC), 2003 EDITION AND AMENDMENTS
- [4-06](#) INTERNATIONAL EXISTING BUILDING CODE (IEBC), 2003 EDITION AND AMENDMENTS
- [4-07](#) UNIFORM HOUSING CODE, 1997 EDITION AND AMENDMENTS, UNIFORM ADMINISTRATIVE  
CODE, 1997 EDITION AND AMENDMENTS, AND UNIFORM CODE FOR THE ABATEMENT OF  
DANGEROUS BUILDINGS, 1997 EDITION AND AMENDMENTS
- [4-08](#) SIGN CODE

**CHAPTER 4-01  
INTERNATIONAL BUILDING CODES**

**SECTIONS:**

<u><a href="#">4-01-001-0001</a></u>	<b>DEFINITIONS</b>
<u><a href="#">4-01-001-0002</a></u>	<b>ADOPTION OF CITY OF FLAGSTAFF 2003 INTERNATIONAL RESIDENTIAL CODE BUILDING CODES</b>
<u><a href="#">4-01-001-0003</a></u>	<b>SAVING CLAUSE</b>
<u><a href="#">4-01-001-0004</a></u>	<b>VIOLATION AND PENALTIES</b>
<u><a href="#">4-01-001-0005</a></u>	<b>AMENDMENTS</b>

**4-01-001-0001        DEFINITIONS**

As used in this City of Flagstaff 2005 Building Code Amendments and all of the referenced herein adopted International Codes, the following terms shall have the meaning herein prescribed:

- A. Wherever the word "Municipality" or "[Name of Jurisdiction]" is used, it shall be mean the City of Flagstaff.
- B. Wherever the term "Department of Building Safety" is used, it shall mean "Development Services Division."
- C. Wherever the term "Corporation Counsel" is used in this Chapter, it shall mean the Attorney for the City of Flagstaff (Ordinance 587:8-14-62).
- D. Wherever the term "Administrative Authority" is used in conjunction with publicly provided utilities (natural gas, electricity, internet and broad band service, telephone, and cable television), it shall mean the current contract company providing the respective service. Wherever the term "Administrative Authority" is used in conjunction with publicly provided utilities or permits (water, sewer, storm water management and/or building permits), it shall mean the City of Flagstaff.

**4-01-001-0002        ADOPTION OF CITY OF FLAGSTAFF 2003 INTERNATIONAL RESIDENTIAL CODE AND 2003 INTERNATIONAL BUILDING CODE AMENDMENTS**

There are hereby adopted by the City Council of the City of Flagstaff for the purposes of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, alteration, removal, maintenance of buildings and structures, including permits and penalties, those certain International Codes known and referred to with particularity as the International Building Code (IBC), 2003 Edition, providing for amendments, additions and deletions thereto and International Residential Code (IRC), 2003 Edition, providing for amendments, additions and deletions thereto; International Plumbing Code (IPC), 2003 Edition, providing for amendments, additions and deletions thereto, of this not less than three (3) copies have been and now are on file in the office of the City Clerk of the City of Flagstaff, and the same are hereby adopted and made part hereto by this reference as fully and completely as if fully herein set forth and from the date on which this Chapter should take effect, the provisions of the aforestated Codes, 2003 editions, shall be controlling for construction within the corporate limits of the City of Flagstaff

#### **4-01-001-0003      SAVING CLAUSE**

Nothing in this Chapter or in the International Building Codes hereby adopted shall be construed to affect any suit or proceeding now pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinances replaced hereby. Nor shall any right or remedy of any character be lost, impaired, or affected by this Chapter.

#### **4-01-001-0004      VIOLATION AND PENALTIES**

- A. Violations. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use or maintain any building or permit the same to be done in violation of this Code.
- B. Penalties. Any person, firm, or corporation violating any provision of this Code shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punishable by a fine and/or imprisonment set forth by the governing laws of the jurisdiction. Each separate day or any portion thereof, during which any violation of this Code occurs or continues, shall be deemed to constitute a separate offense.

#### **4-01-001-0005      AMENDMENTS**

The following provisions shall have the effect of either amending, adding to, or deleting from the International Building Code (IBC), 2003 Edition and the International Residential Code (IRC), 2003 Edition.

##### **CHAPTER 1 of IRC and IBC, Administration**

Amend Sections R104.7 and 104.7, Department Records, by adding:

The Building Official shall keep comprehensive records of applications or permits issued, or certificates issued or inspections made, or reports rendered and of notices of orders issued.

All such records shall be open to public inspection for good and sufficient reasons at the stated office hours but shall not be removed from the office of the Building Official without his written consent.

The Building Official shall make written reports to his immediate supervisor once each month, or more often as requested, including statistics of permits and certifications issued.

Amend Section R104.9.1 Used Materials and Equipment, by adding:

Structural items, such as lumber and steel, must be inspected and certified to the structural integrity of those materials by an independent agency routinely engaged in material testing. The results must be provided by the applicant to the Building Official for approval prior to installation.

##### **CHAPTER 1, IRC, Administration**

Amend Section R105.2 Work exempt from permit, by deleting sub-paragraph 1 under Building. Replace with:

One-story detached accessory structures provided the floor area does not exceed 120 square feet (as measured from the exterior walls, does not include roof overhang).

Amend Section R105.2 Electrical, by adding:

Approved portable electrical equipment used in conjunction with special events in public locations (parks, parking lots, public owned land, etc.) will have an over-the-counter electrical permit issued and a licensed electrical contractor for installation or setup.

Delete Section R105.5 IRC, Expiration, and replace with:

Every residential permit issued shall become invalid unless the work authorized by such permit is completed within one year (365 days) from the issuance date of the building permit. The Building Official is authorized to grant, when request for extension is received in writing, one extension not to exceed 180 days. The extension shall demonstrate cause such as financial, weather delays, material delivery, etc. The permit may be extended for an additional year (365 days) by paying one half the original permit fee (not including the plan check fee), thereby allowing a maximum time of completing the project to 30 months. Failure to obtain a certificate of occupancy within 30 months shall result in a report being recorded with the Coconino County Recorders office for incomplete work or no final inspection report of the project. All residential "over-the-counter" permits for plumbing, mechanical, electrical and re-roofing shall be valid for a maximum period of 180 days.

Add Sections R109.7 IRC and 109.7 IBC, as Re-Inspection fee:

Re-inspection fees may be assessed for each inspection or re-inspection when the portion of work for which the inspection was scheduled is not complete or when corrections from a previous inspection are not made. Other events which may require the imposition of a re-inspection fee are: failure to have the inspection record on the job site when the inspector arrives; the approved plans not on the job site for the inspector to review; and failure to provide access to the job site or area to be reviewed by the inspector. Appeals for such fees are made to the Building and Safety Manager. To obtain a re-inspection after the inspector has left notice that a fee must be assessed, the applicant must pay a minimum of two (2) hour charge (based upon the Administrative Code fees) in advance. The Inspector will verify that these fees are paid prior to returning to the job site to finish the required inspection.

Amended Section R110.4 Temporary Occupancy.

Temporary Certificate of Occupancies for residential construction (detached single family dwellings and duplexes) is not authorized. **Exceptions:** (1) When a driveway approach cannot be poured due to weather, then the Building Official can approve a temporary Certificate of Occupancy after the applicant has posted a bond with the City of Flagstaff; (2) If the structure meets all the requirements for habitual space and sanitation, then a Certificate of Occupancy will be granted. Any unfinished items (i.e. extra bonus rooms, basement

finishing, etc., will be annotated in the inspection record as "not inspected" at the time of Certificate of Occupancy issuance. Applicants moving into a dwelling prior to receiving a Certificate of Occupancy may be evicted as the property is posted "NO OCCUPANCY" by the building inspector or Building Official.

#### CHAPTER 1, IBC Administration [International Building Code only]

Amend IBC Section 105.1.1, Annual permit and Section 105.1.2 by replacing with the following:

Section 105.1.1 Annual Facilities Permit requirements - General. The Annual Facility Permit is intended to simplify the permitting and inspection process for Qualified Facilities. The Annual Facility Permit simplified the process by allowing City inspectors to review plans without being processed through formal plan review. Instead, it allows the Qualified Agent and /or the Qualified Facility Maintenance Staff member, who are familiar with the construction history of the Qualified Facility, to review work without requiring a standard building permit. The process provides a limited exemption from the Building Code compliance. The Annual Facility Permit is issued to a business owner(s) for one building or a series of related buildings in a single complex owned by the same owner(s). The Annual Facility Permit fee shall be \$3,000 initially and \$1,500 for the Annual Facility Permit renewal fee. The business owner(s) covered under the Annual Facility Permit shall provide annual certification for the Qualified Agent and shall provide a detailed description of the anticipated work to be performed under the Annual Facility Permit.

Add 105.1.1.1 Definitions: For the purposes of this section, certain terms are defined as follows:

INSPECTOR is a person employed by the City of Flagstaff (either through contractual services or as a full time City employee) to perform field and/or plan review inspections of buildings and structures in order to enforce the City's Building Code requirements.

PROJECT SCOPE LIMITATIONS are restrictions on the size of a project for eligibility for the Qualified Facility building permit exemption under an Annual Facility Permit. The exemption eligibility is limited to projects not to exceed \$35,000 in construction costs or twenty-five percent (25%) of the existing square footage of the structures.

QUALIFIED FACILITY MAINTENANCE STAFF MEMBER is a person(s) either employed by or contracted with the Qualified Facility owner(s) and who is certified by the State of Arizona in the case of specialized inspections, such as (elevators, boiler, and fire sprinkler suppression systems) and/or is authorized by the Qualified Facility owner(s) to engage a Licensed contractor for the type of work being performed.

QUALIFIED AGENT is a person(s) authorized to represent the business Owner(s) of a Qualified Facility, registered and residing in the State of Arizona, and who shall be responsible to the business owner(s) for compliance with the substantive provisions of this code.

QUALIFIED FACILITY is an existing structure(s) owned by an individual(s), firm, corporation, or legal entity engaged in the

business of manufacturing, processing, providing services or other commercial enterprise. The Qualified facility includes all existing Specialized Buildings and related building service equipment, all of which shall be an integral part of the business of manufacturing, processing, providing services, or other commercial enterprises of business owner(s). Subject to Project Scope Limitations, the Qualified facility under an Annual Facility Permit is generally exempt from the standard building permit requirements pertain to remodeling, repairs, alterations, improvements and conversions constructed completely within the original "footprint" of the existing structure(s). Any Qualified Facility which requires new additions, new detached facilities, or new facilities associated with all operations, shall require Development Review Board approval and shall meet all standard building permit requirements as set forth in Section 105.

SPECIALIZED BUILDING is an existing structure(s) that serves as an accessory building(s) as defined by Section 10-14-004-0001 of the City's Land Development Code, COF Ord.1690, and is used for the business of manufacturing, processing, provision of services, or other commercial enterprise of the Qualified Facility.

Add 105.1.2.2. Permit Issuance. Each applicant for an Annual Facilities Permit shall fill out an "Application for BUILDING/GRADING Permit" form. Each Qualified Facility shall require a separate application form. The information on the form shall include the following:

- A. The name, address, phone number, and business operation of the Qualified Facility owner(s). The name, address, and phone number of the Qualified Agent (if any) for the business and proof of current technical registration and licensing by the State of Arizona. If the Qualified Agent is not an employee of the Qualified Facility owner(s), the contract shall be for at least a one-year term.
- B. The name and phone number of the Qualified Facility Maintenance Staff Member for the Qualified Facility owner(s).
- C. A statement that the Qualified Agent may on behalf of the Qualified Facility owner(s), contract with third party on-site inspectors and/or superintendents for completing work under the Annual Facility Permit. In addition, a statement that the Qualified Facility owner(s) assumes all Responsibility for assuring that all work performed under the Annual Facility Permit meets the current Building Code standards.
- D. A site plan clearly indicating the existing location and total square footage of the entire Qualified Facility at the site intended to be covered under the Annual Facility Permit, including all Specialized Buildings and building service equipment.
- E. A statement describing the nature and extent of all work expected to be performed at the Qualified Facility under the Annual Facility Permit.

Add 105.1.2.2.1 The Annual Facility Permit applicant may schedule inspections using the blanket permit issued after pre-paying an hourly fee (currently \$47/hour, Section 107 of the 1997 Uniform Administrative Code)

and scheduling the inspection prior to any time limitations provided by the City of Flagstaff.

Add 105.1.2.2.2 The appropriate routing action shall be taken by the City's Building Official for review of each Annual Facility Permit application. The applicant shall be notified upon approval or denial. If the application is disapproved, the applicant may appeal such decision to the Building and Fire Code Board of Appeals (Resolution 2001-42, 19 June 2001) no later than fourteen (14) calendar days after receipt of notice of disapproval. The fee for filing an appeal is \$250, which is non-refundable.

Add 105.1.2.3 Permit expiration. The Annual Facility Permit(s) shall be valid for a period of one year from the date of issue. The Annual Facility Permit shall be renewed annually and timely payment of annual renewal fee shall be made prior to performing any further permitted work.

Add 105.1.2.3.1 If the Qualified Agent's contract or employment at the Qualified Facility terminates prior to the expiration of the Annual Facility Permit, the Qualified Facility owner(s) shall notify the City's Building Official in writing within seven (7) calendar days. The Qualified Facility owner(s) shall engage a replacement Qualified Agent within fifteen (15) calendar days or the Annual Facility Permit shall automatically terminate. Application for a new Annual Facility Permit(s) shall be submitted with payment of new fees after fifteen (15) calendar days if no new Qualified Agent is contracted with or employed under the original Annual Facility Permit by that time. If the original Annual Facility Permit terminates and no new Annual Facility Permit is issued, then the Qualified Facility owner(s) shall complete any unfinished work with inspections provided by the City of Flagstaff at a regular hourly rate. No new projects may be started at the Qualified Facility under a terminated Annual Facility Permit.

105.1.2.4 Scope of Work. Project Scope Limitations shall be determined by project size (both dollar amount and physical area). Projects for remodeling, repairs, alterations, improvements, and conversions within the original "footprint" of the existing building(s) shall be limited to \$35,000 per project or no more than 25% of the original footprint area of the existing building(s) comprising the Qualified Facility.

Add 105.1.2.4.1 Projects may not alter or modify egress or required fire sprinkler systems without specific review and approval by the City's Building Official. Fire sprinkler systems shall require a separate permit issued through the City of Flagstaff Fire Department. Plan review shall be reimbursed at the hourly rate currently in effect.

Add 105.1.2.4.1 Projects may not be phased to circumvent the Project Scope Limitations. If the entire building is going to be renovated, or if there will be a significant change in occupancy, or if there will be a change in use, or if the portions of the building(s) will require demolition prior to renovation, then the Development Review Board and standard building permit process shall apply.

Add 105.1.2.4.3 A list of all projects underway or completed under the Annual Facility Permit shall be maintained by the Qualified Agent and made available for review by the City of Flagstaff Building Official upon request.

Add 105.1.2.4.4 All commercial demolition shall be subject to the rules established by Title 40, Code of Federal Regulations, Part 61, Subpart M, Asbestos NESHAP; Arizona Revised Statutes Title 49, § 49-421 et. seq. and § 49-471 et seq.; and Arizona Administrative Code, Title 18, Chapter 2, R18-2-1101. (See exemptions on page 3, Sec 61.145(a) Applicability).

Amend Section 105.3 IBC, Application for Permit: by adding new Section 105.3.3

All commercial construction permits for new, remodels, additions, and alterations shall be valid for a maximum period of 720 days. One extension shall be granted for an additional 360 days when requested in writing and justifiable cause is demonstrated. After the one time extension has expired, the next additional extension will require the applicant to pay one-half the permit fee for an additional 360 day extension. Permits not passing final inspection over 1440 days will be expired and the applicant must submit for a new permit and pay all associated fees. All commercial "over-the-counter" permits for plumbing, mechanical, electrical and re-roofing shall be valid for a maximum period of 180 days.

Amend Section 106.1 IBC Submittal Documents:

Pursuant to Arizona Revised Statutes § 32-121 et.seq. governing the regulation of Design Professionals (i.e. architects and engineers), all commercial occupancies for new construction, additions, alterations or repairs within the City of Flagstaff shall be prepared by an Arizona certified or registered Design Professional in good standing when:

1. The total square footage of any building exceeds 3,000 square feet, or
2. The total occupancy of the building exceeds 20 people, or
3. Any structural member required for the project exceeds twenty feet (20') in length.

The certified or registered Design Professional of Record must provide his/her "stamp" upon all working drawings. Drawings not prepared by the Design Professional of Record may be annotated as such, but the "stamp" shall be affixed to all the drawings in the construction working drawings set to indicate that coordination of the total project has been done by the Design Professional of Record.

Minor alterations to a building that do not increase occupancy loading, change the use of the building occupancy, demonstrate no changes to ingress/egress requirements, and do not include construction in more than 25% of the total building square footage, may be approved by the Building Official as not requiring the use of a certified or registered Design Professional.

Amend IRC Section R108, Fees and IBC Section 108 Fees:

Amend Section 108.4 by adding:

Any person who commences any work on a building, structure, electrical, gas, mechanical, or plumbing system before obtaining the



necessary permits shall be subject to an investigation fee of \$94.00 or twice the permit fee, whichever is greater.

Amend Section 108.5 Related Fees by adding:

The fee schedule shall be based upon the 1997 Uniform Administrative Code, Table 3D, and shall be annually reviewed and the revised fees published by the Project Review Section, Development Services Division. Valuation fees for commercial work shall be annually reviewed in accordance with the International Code Council Building Safety Journal Fee structure. Residential fee valuation shall be subject to approval for increases by the City of Flagstaff Council based upon the recommendation of the Building Official and shall be published for public review.

Amend Section 108.6 Refunds by adding:

The applicant may receive up to 80% refund for the total building permit fee if no work has begun and no inspections have been performed. No refund of the plan review fee is authorized after the permit has been issued. The refund of a plan review fee is also limited to 80%, assuming that no review has been performed. The Building Official shall determine, based upon work done, how much of fees paid are actually refunded. There shall be no refund of any required deposit once the administrative routing and plan review process has begun.

## CHAPTER 2, IRC and IBC, Definitions:

Amend IRC Section R202 and IBC Section 202 by adding:

BATHROOM, MINIMUM shall mean any enclosed room containing a water basin or lavatory and any of the following: a toilet, a tub, a shower or a tub/shower combination.

CITY shall mean the City of Flagstaff.

PERMIT AREA BOUNDARY shall mean a property line, parcel line, easement or setback line.

FINAL GRADE AND POSITIVE DRAINAGE shall mean an area not less than five (5) feet (1530 mm) from the foundation of the structure and shall have a positive slope of 2% away from the structure.

LADDER BACKING shall mean or refer to wood construction used at perpendicular or angular intersections of non-load bearing walls between stud bays.

ROUGH GRADE shall mean a stage at which the horizontal and vertical locations of the grade, cut and fill slopes, and drainage facilities approximately conform to the approved site plan.

SITE BOUNDARY LINE shall mean the same as PERMIT AREA BOUNDARY.

STOCKPILING shall mean the same as fill, except that it is assumed to be loose uncompacted material that is placed on a site for a temporary period of time. Stockpiling shall require a grading permit when it

exceeds 50 cubic yards and shall not remain on the site for more than six (6) months without written permission from the Building Official or the City Engineer.

STORAGE CLOSET shall mean any enclosed space used for the purposes of storing personal items, combustible items, or other materials.

STORMWATER MANAGER shall mean the head of the City of Flagstaff Storm Water Management Section or his/her authorized representative.

SUNROOMS shall mean any room or additions made which is enclosed and meets the minimum size requirements of livable space (no dimension less than 7 feet (2142 mm) in width) and is constructed to be a glass enclosure (roof and at least one wall). Such space shall be considered livable space and must conform to the electrical requirements of the IRC.

TEMPORARY shall mean a period not to exceed six (6) months.

#### CHAPTER 3, IRC, Building Planning

Amend Section R301.1 Design by adding sub-paragraph R301.1.4 Use of Registrants:

Residential, single family detached, structures are exempt from the requirements for a Design Professional under Arizona Revised Statutes (ARS 32-121 et. seq.) unless circumstances dictate the need for professional design submittal. When the proposed design exceeds the limitation of conventional light frame construction, empirical masonry design, or uses new assembly methods not covered by the International Residential Code, 2003 Edition or International Building Code, 2003 Edition, then the applicant must provide solutions by an Arizona certified or registered Design Professional in good standing. The Building Official may also request (and/or the plans examiners acting under the direction of the Building Official) to have areas of the construction project designed by such a Design Professional when the applicant does not have the expertise to provide sufficient details. Portions of the work designed by the Design Professional must be transferred to the construction working drawings on the applicable sheets for clear understanding by the contractor and sub-contractors or builder performing the work. The Building Official may require special inspection of assemblies by the Design Professional or a consulting firm which employs or contracts with Design Professionals authorized to perform such inspections.

Sub-assemblies, such as roof trusses or manufactured floor beams that indicate all imposed loading may be submitted without the "stamp" of an Arizona certified or registered Design Professional.

Any retaining walls having any imposed surcharges from adjacent structural elements or unbalanced loading that exceed four (4) feet (1224 mm), shall be designed by an Arizona certified or registered Design Professional and shall be submitted at the time of permit application.

Amend Table R301.2(1) "Climatic and Geographic Design Criteria"

This information may be used by Design Professionals in lieu of the tables provided in Chapter 16 of the International Building Code (IBC), 2003 Edition.

Ground Snow Load:	40 pounds per square foot
Wind Speed:	90 miles per hour
Seismic Design Category:	"C"
Weathering:	Severe
Frost line depth:	30 inches
Termite:	Moderate to Heavy
Decay:	Moderate
Winter Design Temperature:	4 degrees (F)
Ice Shield Under-layment Req'd:	Yes
Flood Hazards:	1-19-83 9-18-90*
Air Freezing Index:	1014
Mean Annual Temperature:	45.4 degrees (F)

- \* The flood hazard dates reflect the current National Food Insurance Program and the date of the currently effective "Firm" Map (used by the City of Flagstaff). These maps are updated by the issuing agency and adopted by Storm Water Management without notice.

Amend Chapter 3, IRC Building Planning by adding a new Section 324:

Section R324, Manufactured Housing Design requirements. All new manufactured housing (housing classified as modular, factory built or manufactured house) installed within the City of Flagstaff shall be designed for a 40 pounds per square foot ground snow load for roof designs. A certification must be provided at the time of permit application. This amendment shall become effective on 1 July 2006.

#### CHAPTER 4, IRC, Foundations

Amend R401.4.1 by adding:

All new residential subdivisions require a geotechnical soils report be prepared with foundation recommendations. In established areas of the City of Flagstaff (especially for those areas designated as "in-fill" or vacant lots not built out in subdivisions established prior to 1996), the designer may use 1500 pounds per square foot. Where the Building Official determines that in-place soils with an allowable bearing capacity of less than 1500 psf are likely to be present at the site, then allowable bearing capacity shall be determined by a geotechnical investigation at the expense of the permit applicant.

Amend Table R402.2 to allow 3,000 psi concrete with air entrainment for enclosed concrete garage floors under the "severe weathering potential" column.

Amend R403.1.1 by changing:

Spread footings shall be at least 8 inches (204 mm) in thickness. Footing projections, *P*, shall be at least 4 inches (102 mm) and shall not exceed the thickness of the footing. Exception: Footing designs

without reinforcing steel must be "sealed" by a certified or registered Design Professional.

Amend R403.1.2 and R403.1.3 by adding:

Add Seismic "C" category to both sections at all seismic D1 and D2 locations.

Amend R403.1.3 by deleting the exception.

Amend Table R403.1 by changing:

All references to 1,500 and 2,000 psf Load Bearing columns shall be changed from 12 inch (305 mm) and 15 inch (383 mm) minimum width of concrete or masonry footings to 16 inch (408 mm) minimum width for one and two story convention light-frame construction and one story under 4-inch brick veneer and 8-inch solid or fully grouted masonry structures.

Amend R403.1.3.1 by deleting in its entirety and replacing with:

Foundations with stem-walls shall be provided with a minimum of one No. 4 bar at the top of the wall and two No. 4 bar at the bottom of the footings equally spaced.

Amend R403.1.3.2 by adding:

The top continuous #4 rebar shall be not more than 5 inches (128 mm) below the finished concrete surface and be placed in close proximity to anchor bolts per R403.1.6. Vertical # 4 rebar shall be placed at all corners and at a maximum of four feet (1090 mm) on center.

Delete section R403.3 in its entirety.

Amend R404.1.1; R404.1.2; R404.1.4, R404.1.8 by adding:

Add Seismic Design Category "C" to all references of D1 and D2.

Amend R404.1.4 number 1 by deleting "in the upper 12 inches of the wall" and adding:

1. Minimum reinforcement shall consist of one No. 4 (No. 13) horizontal rebar located at top of wall not more than 5 inches (128 mm) below the finished concrete and at the top course of concrete masonry unit walls within close proximity to the anchor bolts.

Amend R404.1.4, second paragraph by changing:

Change the vertical reinforcement bar reference from a #3 rebar vertically to a #4 rebar.

Amend R407.3 Exception by deleting:

Delete Seismic Design Category "C" from this exception.

Amend R602.5 by adding:

When "ladder backing" is allowed, the spacing of the material must be 8 inches (204 mm) on center.

Amend R602.10.5, Continuous structural panel sheathing, by adding subparagraph R602.10.5.1:

R602.10.5.1 When using OSB (Oriented Strand Board) or APA rated plywood sheathing on all exterior walls, the amount of braced wall paneling width can be reduced to 16 inches (408 mm) on the garage portals for one and two story construction if the attached Figure R602.10.5.1 "Front Elevation Framing" is used. [see attachment at end of Chapter 1].

#### CHAPTER 9 of IRC, Roof Assemblies

Amend R904.2 by adding:

All roofing must comply with City of Flagstaff Ordinance No. 1940. The materials used must be a class "A" or "B" and no rolled roofing is allowed.

#### CHAPTER 11, IRC, Energy Efficiency

Delete Table N1102.1 for required resistance (R) values. For wood frame construction of all types, between stud openings on exterior walls, there shall be a minimum R-19 insulation for 2"x6" walls. A minimum R-15 high density insulation will be used for 2"x4" walls. Ceilings shall have a minimum R-30 insulation, and wood frame floors over crawl space or exposed to the exterior of a structure shall have a minimum of R-19 insulation. Basements or structures built of concrete, concrete masonry units, or brick that have livable space on the interior side must demonstrate a total wall value of R-19. Note: Exceptions to this may be approved by the Building Official.

#### CHAPTER 13, IRC, Energy Efficiency

The City of Flagstaff is expressly not adopting the 2003 International Energy Conservation Code. Commercial designers shall use a minimum R-19 insulation for 2"x6" walls (wood or steel studs). A minimum R-15 high density insulation shall be used for 2"x4" walls. Ceilings shall have a minimum R-30 insulation, and wood frame floors over crawl space or exposed to the exterior of a structure shall have a minimum of R-19 insulation. Basements or structures built of concrete, concrete masonry units, or brick that have occupied space on the interior side must demonstrate a total wall value of R-19. Note: Exceptions to this may be approved by the Building Official.

#### CHAPTER 15 IBC, Roof Assemblies and Rooftop Structures

Amend 1506.3:

All roofing must comply with City of Flagstaff Ordinance No. 1940. The materials used must be a class "A" or "B" and no rolled roofing is allowed.

## CHAPTER 16 IBC, Structural Design and Chapter 18 IBC Soils and Foundations

Amend the General sections for Design to reference the R301.2(1) table used in the IRC. The certified or registered Design Professional may use the existing charts and tables in the 2003 International Building Code or the quick reference tables in the 2003 International Residential Code.

## CHAPTER 17 IRC, Combustion Air

Amend M1703.5 by deleting the reference to 0.5 inch (12.7 mm) openings.

## Chapter 24 IRC, Fuel Gas

Amend Section G2408.3 to read as follows:

Appliances located in private garages shall be installed with a minimum clearance of 18 inches (460 mm) above the floor. The exception is deleted in its entirety.

Amend G2417.4.1 and G2417.4.2 by deleting both and replacing with:

The test pressure shall be 10 psi (or half the maximum of the gauge) for a period of 15 minutes.

## CHAPTER 22 IBC, Structural Steel

Amend Section 2205.1, General, by adding:

Section 2205.1.1 Approved Fabricators. Steel fabricators wanting to become designated as approved fabricators shall submit applications on forms provided by the Building Official and shall submit a current verification of certification from one of the following:

1. City of Los Angeles (LA)
2. American Institute of Steel Construction, Inc. (AISC)
3. Other approved testing agencies as determined by the Building Official.

All fabricated steel products to be used on projects within the City of Flagstaff jurisdictional boundaries shall be identified in a manner acceptable to the Building Official. The identification shall be permanently affixed to the fabricated product and shall contain, but not be limited to, the following information:

Name of Fabricator  
Company or fabricator certification number and expiration date.

## CHAPTER 26 IRC, General Plumbing Requirements

Amend P2603.6.1 by deleting in its entirety and adding the following:

Building sewers that connect to private sewage disposal systems must be approved by the Coconino County Environmental Health Department and approved by the City Engineer. Building sewers shall be a minimum of 12 inches (306 mm) below grade.

## CHAPTER 30 IRC, Sanitary Drainage

Amend P3005.3 by deleting the following:

References to 2-1/2 inch diameter piping and 3" diameter horizontal drainage piping shall be deleted. Replace these with 3 inches (76 mm) and 4 inch (102 mm) piping respectively.

## CHAPTER 31 IRC, Vents

Amend P3101.1 Roof Extension.

Add "12 inches (306 mm) above the roof or 12 inches (306 mm) above the maximum anticipated snow accumulation for any one storm event, based upon yearly averages for the City of Flagstaff."

Amend P3103.5 by adding:

All vents shall terminate a minimum of 12 inches (306 mm) above the surface of the roof. Plastic ABS schedule 40 vent material must be painted to prevent UV light deterioration of the vent.

## IBC APPENDIX G, Flood-Resistant Construction and IRC Section R323 Flood Resistant Construction

Amend both the 2003 International Building Code and 2003 International Residential Code by adding the following requirements:

1. Contractor shall submit to the Arizona Department of Environmental Quality a Notice of Intent (NOI) and a Notice of Termination (NOT) pursuant to the requirements of ARS Title 49, Chapter 2, Article 3.1. A copy of the submitted NOI and the NOT shall be provided to the City of Flagstaff Storm water Management Department. The NOI shall be submitted prior to issuance of any City of Flagstaff grading or offsite permits. The NOT shall be submitted prior to final acceptance of off-site improvements and the certificate of occupancy.
2. An Arizona certified or Registered Civil Engineer shall prepare and submit for review and approval a Storm water Pollution Prevention Plan (SWPPP) in accordance with the Arizona Department of Transportation (ADOT) Best Management Practices (BMP) Manual (or other BMP's as may be approved by the Storm water Manager). Submittal shall be made concurrent with the Civil Plan submittal and attached to the Civil Plan set. Review timeframes shall be the same as other civil reviews.
3. Prior to commencement of Grading Activities, the SWPPP shall be in place and the City of Flagstaff contacted for inspection. The grading permit shall be issued upon City of Flagstaff approval of the implementation of the approved SWPPP.
4. During construction, the SWPPP shall remain in place, and shall be maintained until project completion as witnessed by a Final Grading Certification and the filing of a NOT. Failure to maintain structural controls may result in a Stop Work Order.

5. In accordance with the provisions of this section, the City of Flagstaff may withhold permits, occupancy or enforce by other remedy in order to ensure compliance.

INTERNATIONAL RESIDENTIAL CODES (IRC), 2003 EDITION, PART X - APPENDICES

APPENDIX E - Manufactured Housing Used as Dwellings. Delete in its entirety (Manufactured Housing is covered with an IGA between the City of Flagstaff and the State of Arizona, Office of Manufactured Housing. [See the addition to Chapter 3, Section 324 with specifics on roof snow loading.]

APPENDIX H - Patio Covers, Delete in its entirety

APPENDIX I - Private Sewage Disposal, Delete in its entirety. The administrative authority for Private Sewage Disposal resides with Coconino County Environmental Health Department.

INTERNATIONAL BUILDING CODES (IBC), 2003 EDITION, - APPENDICES

APPENDIX D - Fire Districts, Delete in its entirety

APPENDIX H - Signs, Delete in its entirety. This is covered under a separate ordinance as part of the City of Flagstaff Land Development Code, (COF Ord. 1690).

APPENDIX I - Patio Covers, Delete in its entirety





## TECHNICAL TOPICS

Form No. TT-077A

Page 1 of 2

### NARROW GARAGE WALL BRACING FOR ONE- AND TWO-STORY HOMES

New portal frame designs, developed by APA, have been tested to show bracing performance that is comparable to existing code-permitted bracing for residential structures (APA Technical Topic TT-073). There is a frequent desire to use narrow wall designs without hold-downs at garage door openings. According to the code, in the lower seismic regions of the U.S., 24-in. narrow wall designs can currently be applied with no hold-down devices when the home is fully sheathed with wood structural panels (see Section R602.10.5 of the 2003 International Residential Code). One drawback, however, is the one-story limitation for this application (see IRC Table R602.10.5 footnote b). The limitation represents a significant restriction since many dwellings have a second story over the garage.

APA conducted a series of tests to justify expanding no-hold-down portal frame application recommendations to two-story dwellings, where the portal frame is applied to the first story in a fully sheathed structure in areas with low seismic risk (APA, 2003). Results of this test program show that 16-in.-wide portal frame designs, with a 6:1 height-to-width ratio as measured at the vertical wall segment, performed comparably to wall bracing systems currently accepted in the IRC for use in any of three stories of a fully sheathed structure.

APA tests show that the portal frame segment depicted in Figure 1 provides bracing-level performance that is comparable to IRC bracing permitted under multiple stories. Use of the detail shown in Figure 1, however, should be limited as follows:

- Use next to garage door openings only.
- Apply to the first story in residences of up to two stories.
- Completely sheath the structure with wood structural panels and use wall corner detailing as shown in Figure 1, per IRC Section R602.10.5.
- Use only in Seismic Design Categories A-C, and limit to wind speed regions in accordance with the general conventional construction limitations stated in the IRC.

#### References

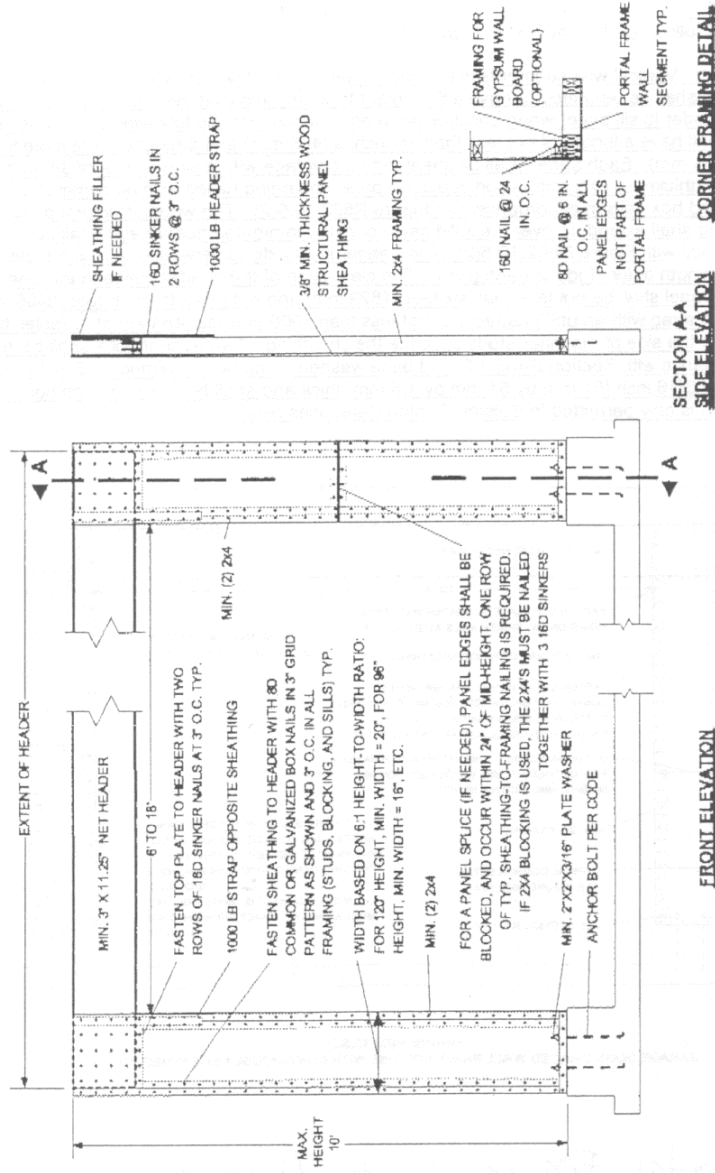
APA, 2003. Testing a Portal Frame Design For Use as Bracing in Fully Sheathed Structures. APA Report T2003-48. APA – The Engineered Wood Association. Tacoma, WA.

Technical Services Division  
November 2003

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Because APA has no control over quality of workmanship or the conditions under which engineered wood products are used, it cannot accept responsibility of product performance or designs as actually constructed. Consult your local jurisdiction or design professional to assure compliance with code, construction, and performance requirements.

Figure 1. Recommended construction details for APA portal frame bracing without hold-downs



## AMENDMENT

### **R602.10.5**

(Add the following after the first paragraph.)

Exception: Vertical wall segments in the first of one or first of two story buildings next to garage openings shall be permitted to have a 6:1 height-to-width ratio (with height being measured from top of header to sill plate) when constructed in accordance with the following provisions. Each panel shall have a length of not less than 16 inches (406 mm) and a height of not more than 10 feet (3048 mm). Each panel shall be sheathed on one face with a single layer of 3/8-inch-minimum-thickness (9.5 mm) wood structural panel sheathing nailed with 8d common or galvanized box nails in accordance with Figure R602.10.5(2). The wood structural panel sheathing shall extend up over the solid sawn or glued-laminated header and shall be nailed in accordance with Figure R602.10.5(2). The header shall extend between the inside faces of the first full-length outer studs of each panel. The clear span of the header between the inner studs of each panel shall be not less than six feet (1829 mm) and not more than 18 feet (5486 mm) in length. A strap with an uplift capacity of not less than 1000 pounds (454 kg) shall fasten the header to the side of the inner studs opposite the sheathing. Two anchor bolts shall be installed in accordance with Section R403.1.6, and plate washers shall be a minimum of 2 inches by 2 inches by 3/16 inch (51 mm by 51 mm by 4.8 mm) thick and shall be used on each bolt. This exception is only permitted in Seismic Design Categories A-C.

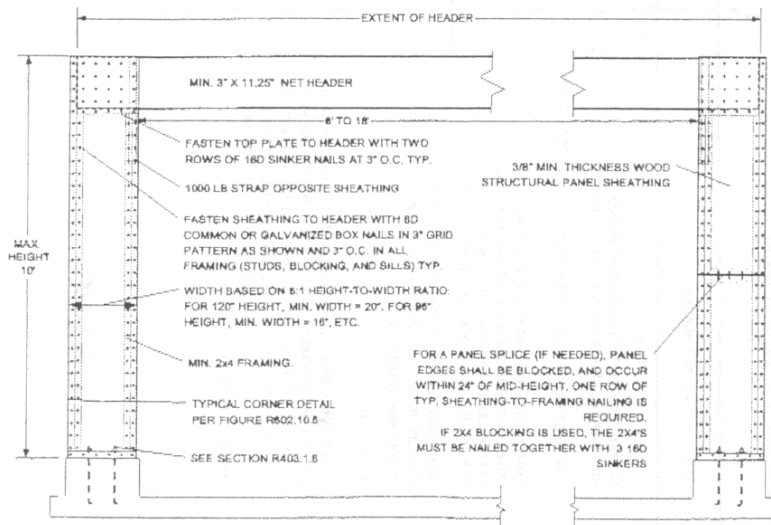


FIGURE R602.10.5(2)  
GARAGE DOOR BRACED WALL PANEL FOR USE WITH CONTINUOUSLY SHEATHED WALLS

Portal Frame State Amendment.pdf

## CHAPTER 4-02

### INTERNATIONAL PLUMBING CODE

#### Sections:

<a href="#"><u>4-02-001-0001</u></a>	DEFINITIONS
<a href="#"><u>4-02-001-0002</u></a>	ADOPTION OF CITY OF FLAGSTAFF 2003 INTERNATIONAL PLUMBING CODE AMENDMENTS
<a href="#"><u>4-02-001-0003</u></a>	SAVING CLAUSE
<a href="#"><u>4-02-001-0004</u></a>	VIOLATION AND PENALTIES
<a href="#"><u>4-02-001-0005</u></a>	AMENDMENTS

#### 4-02-001-0001      DEFINITIONS

As used in this City of Flagstaff 2005 Building Code Amendments and referenced in all of the referenced herein adopted International Codes, the following terms shall have the meaning herein prescribed:

- A. Wherever the word "Municipality" or "[Name of Jurisdiction]" is used, it shall mean the City of Flagstaff.
- B. Wherever the term "Department of Building Safety" is used, it shall mean "Development Services Division."
- C. Wherever the term "Corporation Counsel" is used in this Chapter, it shall mean the Attorney for the City of Flagstaff (Ordinance 587:8-14-62).
- D. Wherever the term "Administrative Authority" is used in conjunction with publicly provided utilities (natural gas, electricity, internet and broad band service, telephone, and cable television), it shall mean the current contract company providing the respective service. Wherever the term "Administrative Authority" is used in conjunction with publicly provided utilities or permits (water, sewer, storm water management and/or building permits), it shall mean the City of Flagstaff.

#### 4-02-001-0002      ADOPTION OF CITY OF FLAGSTAFF 2003 INTERNATIONAL PLUMBING CODE AMENDMENTS

There are hereby adopted by the City Council of the City of Flagstaff for the purposes of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, removal, maintenance of buildings and structures, including permits and penalties, those certain International Codes known and referred to with particularity as the International Plumbing Code (IPC), 2003 Edition, of this not less than three (3) copies have been and now are on file in the office of the City Clerk of the City of Flagstaff, and the same are hereby adopted and made part hereto by this reference as fully and completely as if fully herein set forth and from the date on which this Chapter should take effect, the provisions of the aforesated Code, 2003 edition, shall be controlling for all construction within the corporate limits of the City of Flagstaff.

#### 4-02-001-0003      SAVING CLAUSE

Nothing in this Chapter or in the International Plumbing Codes (IPC), 2003 Edition, hereby adopted shall be construed to affect any suit or proceeding now pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinances replaced hereby. Nor shall any right or remedy of any character be lost, impaired, or affected by this Chapter.

#### **4-02-001-0004 VIOLATION AND PENALTIES**

- A. Violations: It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use or maintain any building or permit the same to be done in violation of this Code.
- B. Penalties: Any person, firm, or corporation violating any provision of this Code shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punishable by a fine and/or imprisonment set forth by the governing laws of the jurisdiction. Each separate day or any portion thereof, during which any violation of this Code occurs or continues, shall be deemed to constitute a separate offense.

#### **4-02-001-0005 AMENDMENTS**

The following provisions shall have the effect of either amending, adding to, or deleting from the International Plumbing Code (IPC), 2003 Edition.

#### **CHAPTER 1, Administration**

Amend Section 103 title by replacing the Department of Plumbing Inspection with:

Development Services, Project Inspection Section

Amend Section 103.1 General to read:

The Project Inspection Section Manager is the authorized code inspection agency for the City of Flagstaff and the executive official in charge thereof shall be known as the agent of the Building Official.

Amend Section 103.2 to DELETE in its entirety.

Amend Section 105.1 by changing the words in the last line from plumbing inspection department to Development Services Division.

Amend Section 106.3 by adding:

Section 106.3.2 Design Professional requirements. An Arizona certified or registered Design Professional in good standing shall be required for any plumbing design of a commercial building or structure, and for any additions or alterations to a building or structure in which the square footage of floor area of the footprint of the building or structure measured to the outside of the exterior walls exceeds three thousand (3,000) square feet or is intended for occupancy by more than twenty persons on a continuous basis or where the maximum span of any structural member exceeds twenty feet.

Amend Section 106.6.1 to read:

Any person who commences any work on a building, structure, electrical, gas, mechanical, or plumbing system before obtaining the necessary permits shall be subject to an investigation fee of \$94.00, or twice the permit fee, whichever is greater.

Amend Section 106.6.2 Fee Schedule by adding:

The fee schedule is based upon the 1997 Uniform Administrative Code, Table 3D, which shall be annually revised and the revised fees published by the Development Services Division. Valuation fees for commercial work shall be annually revised using the International Code Council Building Safety Journal Fee structure. Residential fee valuation shall be approved for increases by the City of Flagstaff Council based upon the recommendation of the Building and Development Services Division and fee calculation increases shall be published for public review.

Amend Section 106.6.3 Number 2, Fee Refunds by inserting the figure of 80% and by adding: There shall be no refund of any required deposit.

Amend Section 107.3 by adding:

Section 107.3.3.4 Reinspections. A re-inspection fee may be assessed for each inspection or re-inspection when: such work for which an inspection is requested is not complete; or when corrections called for are not made; or when the inspection record card is not on site; or when the approved plans are not available to the inspector; or for failure to provide access on the date the inspection is requested; or for deviating from the plans requiring the approval of the Building Official.

This section shall not be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with the requirements of this Code, but for discouraging the practice of calling for inspections before the job is ready for such inspection or re-inspection.

To obtain a re-inspection, the applicant must pay a fee based on a minimum charge of 2 hours at the rate given in Section 106.6.2. No additional inspections shall be performed until the required fee(s) have been paid.

### CHAPTER 3, General Regulations

Amend Section 301.7 to read:

Where conflicts between this Code and the conditions of the listing or the manufacturer's installation instructions occur, the listing or manufacturer's installation requirements shall apply.

Amend Section 301 by adding Section 301.8

Wherever reference to the ICC Electrical code is made through out this Code, replace with the *National Electrical Code, 2005 Edition*..

Amend last sentence of Section 305.6 to read:

Exterior Water supply piping shall be installed not less than thirty (30) inches (765 mm) below grade.

Amend Section 305.6.1 to read:

Building sewers that connect to private sewage disposal systems shall be regulated by the Coconino County Health Department. Building sewers shall be a minimum of twelve (12) inches (306 mm) below grade.

Amend Section 312.1, changing the fourth sentence to read:

All plumbing system piping shall be tested with either water or air.

Amend Section 312.4 to DELETE in its entirety.

Amend Section 312.6 to DELETE in its entirety.

Amend Section 312.7 to DELETE in its entirety.

Amend Section 313.1 to DELETE in its entirety.

#### CHAPTER 4, Fixtures, Faucets and Fixture Fittings

Amend Section 403, Minimum plumbing facilities by adding:

Should a conflict arise between Table 403.1 and Chapter 27 - Plumbing Fixtures, 2003 International Residential Code, the Building Official shall determine which requirements prevail, based on the actual occupancy and the expected use of the plumbing facilities.

Amend Section 419, Urinals by adding a new sub-section:

419.4 Waterless urinals. Starting on 1 July 2006, all new commercial, institutional, and public facility construction or additions and alterations to restrooms in commercial, institutional, and public facilities shall install waterless urinals. Conformance standards and requirements shall be established by the City of Flagstaff Utilities Department. This amendment shall become effective on 1 July 2006.

#### CHAPTER 5, Water Heaters

Amend Section 501.4 by changing to read:

Water heaters and storage tanks shall be located and connected so as to provide unobstructed access for observation, maintenance, servicing and replacement.

Unobstructed access means that a water heater shall not be placed where another appliance must be removed or part of the building wall or structure needs to be damaged or removed to gain access for removal or maintenance of the water heater.

#### CHAPTER 6, Water Supply and Distribution

Amend Section 602.3.4 to DELETE in its entirety.

Amend Section 610 to DELETE in its entirety.

#### CHAPTER 7, Sanitary Drainage

Amend Table 704.1 by changing to the following:

Pipe size:	1-1/4 inch to 3 inch	-----	1/4 inch per foot (2%)
	4 inch and greater	-----	1/8 inch per foot (1%)

Add footnote: Slopes may be less than table 704.1 when supported by proper engineering practice and sealed by an Arizona certified or registered Design Professional.

#### CHAPTER 9, Vents

Amend Section 904.1 second sentence to read: "...terminated at least 12 inches (306 mm) above the maximum anticipated snow accumulation" for any one storm accumulation, based upon yearly averages for the City of Flagstaff."



## CHAPTER 4-03

### NATIONAL ELECTRICAL CODE

#### Sections:

<a href="#"><u>4-03-001-0001</u></a>	DEFINITIONS
<a href="#"><u>4-03-001-0002</u></a>	ADOPTION OF CITY OF FLAGSTAFF 2005 NATIONAL ELECTRICAL CODE AMENDMENTS
<a href="#"><u>4-03-001-0003</u></a>	SAVING CLAUSE
<a href="#"><u>4-03-001-0004</u></a>	VIOLATION AND PENALTIES
<a href="#"><u>4-03-001-0005</u></a>	AMENDMENTS

#### 4-03-001-0001      DEFINITIONS

As used in this City of Flagstaff 2005 Building Code Amendments and referenced in all of the referenced herein adopted International Codes, the following terms shall have the meaning herein prescribed:

- A. Wherever the word "Municipality" or "[Name of Jurisdiction]" is used, it shall mean the City of Flagstaff.
- B. Wherever the term "Department of Building Safety" is used, it shall mean "Development Services Division."
- C. Wherever the term "Corporation Counsel" is used in this Chapter, it shall mean the Attorney for the City of Flagstaff (Ordinance 587:8-14-62).
- D. Wherever the term "Administrative Authority" is used in conjunction with publicly provided utilities (natural gas, electricity, internet and broad band service, telephone, and cable television), it shall mean the current contract company providing the respective service. Wherever the term "Administrative Authority" is used in conjunction with publicly provided utilities or permits (water, sewer, storm water management and/or building permits), it shall mean the City of Flagstaff.

#### 4-03-001-0002      ADOPTION OF CITY OF FLAGSTAFF 2005 NATIONAL ELECTRICAL CODE AMENDMENTS:

There are hereby adopted by the City Council of the City of Flagstaff for the purposes of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, alteration, removal, maintenance of buildings and structures, including permits and penalties, those certain International Codes known and referred to with particularity as the National Electrical Code (NEC), 2005 Edition, of this not less than three (3) copies have been and now are on file in the office of the City Clerk of the City of Flagstaff, and the same are hereby adopted and made part hereto by this reference as fully and completely as if fully herein set forth and from the date on which this Chapter should take effect, the provisions of the aforesated Code, 2005 edition, shall be controlling for all construction within the corporate limits of the City of Flagstaff.

#### 4-03-001-0003      SAVING CLAUSE

Nothing in this Chapter or in the National Electrical Code (NEC), 2005 Edition, hereby adopted shall be construed to affect any suit or proceeding now pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinances replaced hereby. Nor shall any right or remedy of any character be lost, impaired, or affected by this Chapter.

#### **4-03-001-0004 VIOLATION AND PENALTIES**

- A. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use or maintain any building or permit the same to be done in violation of this Code.
- B. Any person, firm, or corporation violating any provision of this Code shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punishable by a fine and/or imprisonment set forth by the governing laws of the jurisdiction. Each separate day or any portion thereof, during which any violation of this Code occurs or continues, shall be deemed to constitute a separate offense.

#### **4-03-001-0005 AMENDMENTS**

The following provisions shall have the effect of either amending, adding to, or deleting from the National Electrical Code (NEC), 2005 Edition.

#### **ARTICLE 90, Introduction**

Amend Article 90 by changing:

#### **ARTICLE 90.4, Administration and Enforcement.**

Amend Article 90.4 to read:

Administration of fees shall be as specified in the 1997 Uniform Administrative Code. Permit requirements, Application, Issuance, Construction documents, Inspection and Enforcement provisions, and Board of Appeals shall be as specified and directed according to Chapter 1 of the International Building Code (IBC) 2003 Edition and per the City of Flagstaff 2005 Building Code Amendments.

Amend Article 90 by adding the following section:

#### **Article 90.10 Temporary Permits.**

- A. Permits may be issued by the Building Official for the use of certain classes of temporary open wiring such as for carnivals, fairs, demonstrations, evangelistic company meetings, town parties, auction sales, and others. Such permits shall ordinarily be granted for a period of two (2) weeks only, with a possible extension of one (1) week if the circumstances are justified in writing to the Building Official. No such temporary permits shall be granted in succession at the same location, and under no circumstances shall any person connect or put into service any temporary wiring until a permit has been obtained.

- B. Temporary permits shall also be granted for the use of temporary wiring for lights and power on buildings under construction. Such permits are void automatically upon cessation of active construction or when, in the judgment of the Building Official, such wiring becomes hazardous. Provisions of Article 525 of the National Electrical Code (NEC), 2005 Edition shall be followed with respect to temporary wiring.

Amend Article 90 by adding the following section:

Article 90.11 Effect of Permits.

The issuance of an electrical permit shall not be construed as an approval by the electrical inspector of any diagrams, drawings, specifications, or details of such contemplated work insofar as the same or any portion thereof is in conflict with this Chapter or any other rules or regulations governing electric installations in the City of Flagstaff. The holder of an electrical permit shall not do or perform any work other than that designated in the application for said permit without first notifying the electrical inspector and paying the additional fee therefore. No work shall be permitted at any location other than that designated by the permit. The electrical inspector must be given immediate notice when an installation is ready for either rough or final inspection.

Amend Article 90 by adding the following section:

Article 90.12 Mandatory rules and explanatory materials.

- (A) The requirements contained herein shall take precedence over any conflicting requirements in the National Electrical Code (NEC), 2005 Edition.
- (B) Any and all electrical work for light, heat, power, or any other purposes shall be installed in conformity with the rules and regulations as set forth in the Code, and the document entitled the National Electrical Code (NEC), 2005 Edition, and in conformity with the rules and regulations prepared by the Building Official.
- (C) Any person, firm, or corporation engaged in the manufacture of electrical materials, appliances, apparatus, devices, fixtures, or signs to be used within the City of Flagstaff for any purpose, shall construct such apparatus so far as to conform to the requirements contained within this Code and any other applicable regulation.
- (D) No person, firm, or corporation shall place any wire for conducting electricity for any purpose across or within the boundaries of any public street, alley, right-of-way, park, or sidewalk in the City of Flagstaff, unless such person, firm, or corporation is operating under a franchise granted by the City of Flagstaff, and has obtained a permit from the proper authorities to do so.

ARTICLE 110, Requirements for Electrical Installations

Amend Article 110.2 by adding:

All electrical conductors, components, material and equipment shall be listed and labeled.

Amend Article 110.5 to read:

Conductors normally used to carry current shall be of copper only. Where the conductor material is not specified, the material and the sizes given in this Code shall apply to copper conductors. The use of aluminum wire shall be approved for panel feeders and service entrance conductors only and shall not be used for branch circuit wiring.

Amend Article 110.7 by adding:

All equipment rated at 1000 amperes or more shall be tested for insulation breakdown, mechanical integrity, and workmanship prior to the equipment being energized. A certified Hi-pot test shall be performed and a certificate issued to the City of Flagstaff Project Inspection Section, Development Services Division. This test shall be performed in the presence of a City of Flagstaff Building Inspector and conducted by a testing firm approved by the Building Official.

Said test shall be performed for a period of one (1) minute, the application of a 60 hertz alternating potential of 1000 volts plus twice the rated phase to phase voltage of the equipment.

This test shall be performed between all phases to ground, phase to phase, and neutral if isolated.

Amend Article 110.8 by adding:

Additions or changes in old wiring must be in accordance with this Code regardless of the manner in which the previous work was done. No addition shall be made to any circuit which may overload it when figured by the same rule as applied to the wiring of different classes of buildings in new work. New circuits, when added to old installations, shall originate from a panel board and be provided with proper over current protection.

Amend Article 110.9 by adding:

Fault current calculations shall be required for major electrical installations (those rated 600 amps and larger). Required calculations shall provide the following information to establish that the electrical design and proposed work is in conformance with the National Electrical Code (NEC), 2005 Edition.

1. Type, location, ampere capacity and interrupting capacity of all over current protective devices on a complete one-line diagram.
2. The maximum available fault current at the point of attachment of each service entrance section shall be indicated on the one-line diagram. If the value is different than that published by the utility company, then a verifying letter from the utility company shall be furnished.

3. Fault current calculations shall be required from the service entrance section(s) to the lowest rated over current device or equipment.
4. Utility conductors shall not be used for fault current calculations to service entrance section unless submitted in writing to the Building Official by the utility company.

#### ARTICLE 210, Circuits

Amend Article 210.5 by adding:

- (D) Color Code. Where 15, 20, or 30 amp branch circuits requiring a neutral are installed in race ways or cable assemblies, the conductor of branch circuits connected to the same system shall conform to the following color code:

<u>Volts</u>	<u>Phase</u>	<u>System</u>	<u>Phase A</u>	<u>Phase B</u>	<u>Phase C</u>	<u>Neutral</u>
120/208	3	Wye	Black	Red	Blue	White
120/240	3	Delta	Black	Orange	Blue	White
277/480	3	Wye	Brown	Orange	Yellow	Gray

Amend Article 210.12 (B) so as to read:

All 120- volt, single phase, 15- and 20- ampere branch circuits supplying outlets installed in dwelling unit bedrooms, except for smoke detector outlets, shall be protected by a listed arc-fault circuit interrupter, combination type installed to provide protection of the branch circuit.

#### ARTICLE 230, Services

Amend Article 230.41 by DELETING:

Exceptions (1), (2), (3), (4) and (5) per utility requirements.

Amend Article 230.43 by DELETING:

Wiring methods (1), (5), (6), (8), (11), (12), and (13) per utility requirements.

Amend Article 230.70 (A) (1) to read:

Disconnecting means shall be located at a readily accessible point outside the building unless otherwise approved by the Building Official, and as directed by the utility company.

Amend Article 230.95 by adding:

The ground-fault protection system shall be performance tested before energizing by a testing agency approved by the Building Official. The test shall be conducted in accordance with manufacturer's instructions that shall be provided with the equipment. The equipment shall also be tested as required in Article 110.7. A written record of these tests

shall be submitted to the Building Official prior to the issuance of electrical final and electrical service approval to energize.

#### ARTICLE 250, Grounding

Amend Article 250.30 (A) (2) by adding:

- (a) All new building construction shall have a one piece concrete-encased electrode and electrode conductor (Ufer), a minimum twenty (20) feet in the footing, sized from the following table:

0-399 Amp Service	1 piece #4 copper (electrode and electrode conductor)
400 Amp Service	1 piece 1/0 copper (electrode and electrode conductor)
600 Amp Service	1 piece 2/0 copper (electrode and electrode conductor)
Larger than 800 Amp Service	1 piece 3/0 copper ( electrode and electrode conductor)

Where the Ufer has been lost, damaged, or un-located, a ground ring or modification of the same consisting of thirty (30) feet of #2 bare copper wire, buried a minimum of thirty (30) inches deep in a trench, or a Plate electrode per 250.53 (H) and per 250.56 shall be required in lieu of a concrete-encased electrode. Services larger then 200A shall be sized from the table above.

Amend Article 250.50 by adding:

Made electrodes as per Article 250.52 shall be approved for remodel work only when approved by the Building Official.

Amend Article 250.64 (A) by DELETING it in its entirety and replacing with:

- (A) Copper Conductors. Bare Copper conductors shall be the only type of grounding conductors that can be used as an electrode conductor. Bare Aluminum or copper-clad aluminum shall not be used.

Amend Article 250.66 by DELETING (A) through (C), and replace with:

The size of the grounding electrode conductor of a grounded or ungrounded ac system shall not be less than given in Table 250.66.

Amend Article 250.90 by adding:

Required bonding conductors shall be copper. No aluminum or copper-clad aluminum shall be permitted.

#### ARTICLE 310, Conductors for General Wiring

Amend Article 310.2 (B) by changing to read:

- (A) Branch circuit conductors in this article shall be of copper only. Aluminum conductors shall be limited to service entrance conductors and feeders only.

#### ARTICLE 330, Metal-Clad Cable: Type MC

Amend Article 330.108 by adding:

A full size equipment grounding conductor is required and shall be an integral part of the cable assembly.

ARTICLE 334, Nonmetallic-Sheathed Cable: Types NM, NMC, and NMS

Amend Article 334.10 (A) and (B) by DELETING..."both exposed and", so as to read:

(1) For concealed work in normally dry locations except as prohibited in 334.10(3).

and by adding:

(FPN): Exposed as defined in Article 100, the National Electrical Code, 2005 Edition.

ARTICLE 338, Service-Entrance Cable: Types SE and USE

Amend Article 338.10 by DELETING: (A) Service-Entrance Conductors, in its entirety.

ARTICLE 410, Luminaires (Lighting Fixtures), Lamp holders, and Lamps

Amend Article 410.16 (C) by adding:

Lighting fixtures installed in suspended ceilings shall be supported directly from the supporting structural members above by the use of approved hangers and the requirements specified in this section.

## CHAPTER 4-04

### INTERNATIONAL MECHANICAL CODE

#### Sections:

<a href="#"><u>4-04-001-0001</u></a>	DEFINITIONS
<a href="#"><u>4-04-001-0002</u></a>	ADOPTION OF CITY OF FLAGSTAFF 2003 INTERNATIONAL MECHANICAL CODE AMENDMENTS
<a href="#"><u>4-04-001-0003</u></a>	SAVING CLAUSE
<a href="#"><u>4-04-001-0004</u></a>	VIOLATION AND PENALTIES
<a href="#"><u>4-04-001-0005</u></a>	AMENDMENTS

#### 4-04-001-0001      DEFINITIONS

As used in this City of Flagstaff 2005 Building Code Amendments and referenced in all of the referenced herein adopted International Codes, the following terms shall have the meaning herein prescribed:

- A. Wherever the term "Department of Building Safety" is used, it shall mean "Development Services Division."
- B. Where the term "Corporation Counsel" is used in this Chapter, it shall mean the Attorney for the City of Flagstaff (Ordinance 587:8-14-62).
- C. Wherever the term "Administrative Authority" is used in conjunction with publicly provided utilities (natural gas, electricity, internet and broad band service, telephone, and cable television), it shall mean the current contract company providing the respective service. Wherever the term "Administrative Authority" is used in conjunction with publicly provided utilities or permits (water, sewer, stormwater management and/or building permits), it shall mean the City of Flagstaff.
- D. Wherever the word "Municipality" or "[Name of Jurisdiction]" is used, it shall mean the City of Flagstaff.
- E. Wherever the word "Code Official" is used, it shall mean the "Building Official."

#### 4-04-001-0002      ADOPTION OF CITY OF FLAGSTAFF 2003 INTERNATIONAL MECHANICAL CODE AMENDMENTS:

There are hereby adopted by the City Council of the City of Flagstaff for the purposes of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, alteration, removal, maintenance of buildings and structures, including permits and penalties, those certain International Codes known and referred to with particularity as the International Mechanical Code (IMC), 2003 Edition, of this not less than three (3) copies have been and now are on file in the office of the City Clerk of the City of Flagstaff, and the same are hereby adopted and made part hereto by this reference as fully and completely as if fully herein set forth and from the date on which this Chapter should take effect, the provisions of the aforesated Code, 2003 edition, shall be controlling for all construction within the corporate limits of the City of Flagstaff.



#### **4-04-001-0003      SAVING CLAUSE**

Nothing in this Chapter or in the International Mechanical Code (IMC), 2003 Edition, hereby adopted shall be construed to affect any suit or proceeding now pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinances replaced hereby. Nor shall any right or remedy of any character be lost, impaired, or affected by this Chapter.

#### **4-04-001-0004      VIOLATION AND PENALTIES**

- A. Violations: It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use or maintain any building or permit the same to be done in violation of this Code.
- B. Penalties: Any person, firm, or corporation violating any provision of this Code shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punishable by a fine and/or imprisonment set forth by the governing laws of the jurisdiction. Each separate day or any portion thereof, during which any violation of this Code occurs or continues, shall be deemed to constitute a separate offense.

#### **4-04-001-0005      AMENDMENTS**

The following provisions shall have the effect of either amending, adding to, or deleting from the International Mechanical Code (IMC), 2003 Edition.

##### **CHAPTER 1, Administration**

Amend Section 103.1 General. Change to read:

The Project Inspection Section Manager is the authorized Code inspection agency for the City of Flagstaff and the executive official in charge thereof shall be known as the agent of the Building Official.

Amend Section 103.2 To DELETE in its entirety.

Amend Section 105.1 by replacing the words in the last two lines from mechanical inspection department to Development Services Division.

Amend Section 106.3 by adding:

Section 106.3.2 Design Professional requirements. An Arizona certified or registered Design Professional shall be required for the mechanical design of a commercial building or structure, and for any additions or alterations to a building or structure in which the square footage of floor area of the footprint of the building or structure measured to the outside of the exterior walls exceeds three thousand (3,000) square feet or is intended for occupancy by more than twenty persons on a continuous basis or where the maximum span of any structural member exceeds twenty feet.

Amend Section 106.5.1 to read:

Any person who commences any work on a mechanical system before obtaining the necessary permits shall be subject to an investigation fee of \$94.00, or twice the permit fee, whichever is greater.

Amend Section 106.5.2, Fee Schedule by adding:

The fee schedule is based upon the 1997 Uniform Administrative Code, Table 3D, which is annually revised and the revised fees published by the Building and Development Services Division. Valuation fees for commercial work are annually revised using the International Code Council Building Safety Journal fee structure. Mechanical fee valuation is approved for increases by the City of Flagstaff Council based upon the recommendation of the Development Services Division and fee calculation increases shall be published for public review.

Amend Section 106.5.3 Number 2, Fee Refunds by inserting the figure of 80% and by adding: There shall be no refund of any required deposit.

Amend Section 107.2 by adding:

Section 107.2.4 Reinspections. A re-inspection fee may be assessed for each inspection or re-inspection when: such work for which an inspection is requested is not complete; or when corrections called for are not made; or when the inspection record card is not on site; or when the approved plans are not available to the inspector; or for failure to provide access on the date the inspection is requested; or for deviating from the plans requiring the approval of the Building Official.

This section shall not be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with the requirements of this Code, but for discouraging the practice of calling for inspections before the job is ready for such inspection or re-inspection.

To obtain a re-inspection, the applicant must pay a fee based on a minimum charge of 2 hours at the rate given in Section 106.6.2. No additional inspections shall be performed until the required fee(s) have been paid.

### CHAPTER 3, General Regulations

Amend Section 301.2 by replacing the words "the International Energy Code" with "current ASHRAE standards" and/or amendments to Chapter 11 of the International Residential Code (IRC), 2003 edition and Chapter 13 of the International Building Code (IBC), 2003 edition as found in Chapter 1 of the City of Flagstaff 2005 Building Code Amendments.

Amend Section 301.7 by replacing the words "*ICC Electrical Code*" with The National Electrical Code.

Amend Section 303.3, Exception #3, fourth sentence, by deleting "in accordance with the exterior door air leakage requirements of the International Energy Code", so as to read "weather-stripped and equipped with an approved self-closing device."

Amend Section 304.2 to read:

Where conflicts between this Code and the conditions of the listing or the manufacturer's installation instructions occur, the listing and manufacturer's installation requirements shall apply.

Amend Section 304.6 to read:

Appliances located in private garages and carports shall be installed per Section 304.3.

Amend Section 304.6 by deleting the exception.

Amend Section 304.9 by changing: ...6 inches to 3 inches above grade.

Amend Section 306.1 by adding to the last sentence "or the removal of any other appliances."

Amend Section 310.1 by changing the International Fire Code to the 1997 Uniform Fire Code.

Also by adding, - Wherever this Code references the International Fire Code, change to reference the 1997 Uniform Fire Code.

#### CHAPTER 5, Exhaust Systems

Delete Section 504.3 in its entirety.

Amend Section 504.5 to read:

A clothes dryer installation in a closet or laundry room with a door that is not louvered or vented into a larger open space, requires an opening of not less than 100 square inches into the laundry room or closet to provide for make-up air. Clothes dryers in two-car (400 square foot) garages may use the make-up air needed for combustion from the garage space. Garages containing multiple natural gas appliances (furnace, water heater, boilers, etc.) must be evaluated as if all appliances are in operation simultaneously. If necessary, additional make-up air shall be provided from the exterior of the structure.

#### CHAPTER 9, Specific Appliances, Fireplaces and Solid Fuel-Burning Equipment

Amend Section 903.3 to read:

Unvented gas log heaters shall not be installed under any circumstances.

#### CHAPTER 10, Boilers, Water Heaters and Pressure Vessels

Amend Section 1002.1 by changing the second sentence to read:

All water heaters shall be capable of being removed without first removing a permanent portion of the building structure or removing another appliance.

#### INTERNATIONAL MECHANICAL CODE (IMC), 2003 EDITION, - APPENDICES

APPENDIX B - Recommended Permit Fee Schedule, Delete in its entirety



## CHAPTER 4-05

### INTERNATIONAL FUEL GAS CODE

#### Sections:

<u>4-05-001-0001</u>	DEFINITIONS
<u>4-05-001-0002</u>	ADOPTION OF CITY OF FLAGSTAFF 2003 INTERNATIONAL FUEL GAS CODE AMENDMENTS
<u>4-05-001-0003</u>	SAVING CLAUSE
<u>4-05-001-0004</u>	VIOLATIONS AND PENALTIES
<u>4-05-001-0005</u>	AMENDMENTS

#### 4-05-001-0001      DEFINITIONS

As used in this City of Flagstaff 2005 Building Code Amendments and referenced in all of the adopted International Codes hereby adopted, the following terms shall have the meaning herein prescribed:

- A. Wherever the word "Municipality" or "[Name of Jurisdiction]" is used, it shall mean the City of Flagstaff.
- B. Wherever the term "Department of Building Safety" is used, it shall mean "Development Services Division."
- C. Wherever the term "Administrative Authority" is used in conjunction with publicly provided utilities (natural gas, electricity, internet and broad band service, telephone, and cable television), it shall mean the current contract company providing the respective service. Wherever the term "Administrative Authority" is used in conjunction with publicly provided utilities or permits (water, sewer, storm water management and/or building permits), it shall mean the City of Flagstaff.
- D. Wherever the term "Corporation Counsel" is used in this Chapter, it shall mean the Attorney for the City of Flagstaff (Ordinance 587: 8-14-62).

#### 4-05-001-0002      ADOPTION OF CITY OF FLAGSTAFF 2003 INTERNATIONAL FUEL GAS CODE AMENDMENTS

There are hereby adopted by the City Council of the City of Flagstaff for the purposes of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, alteration, removal, maintenance of buildings and structures, including permits and penalties, those certain International Codes known and referred to with particularity as the International Fuel Gas Code (IFGC), 2003 Edition, providing for amendments, additions and deletions thereto; of this not less than three (3) copies have been and now are on file in the office of the City Clerk of the City of Flagstaff, and the same are hereby adopted and made part hereto by this reference as fully and completely as if fully herein set forth and from the date on which this Exhibit should take effect, the provisions of the aforesated Codes, 2003 editions, shall be controlling for all construction within the corporate limits of the City of Flagstaff

#### 04-05-001-0003      SAVING CLAUSE

Nothing in this Chapter or in the International Fuel Gas Code (IFGC), 2003 Edition, hereby adopted shall be construed to affect any suit or proceeding now pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinances replaced hereby. Nor shall any right or remedy of any character be lost, impaired, or affected by this Chapter.

#### **04-05-001-0004 VIOLATIONS AND PENALTIES**

- A Violations: It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use or maintain any building or permit the same to be done in violation of this Code.
- B. Penalties: Any person, firm, or corporation violating any provision of this Code shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punishable by a fine and/or imprisonment set forth by the governing laws of the jurisdiction. Each separate day or any portion thereof, during which any violation of this Code occurs or continues, shall be deemed to constitute a separate offense.

#### **04-05-001-0005 AMENDMENTS**

The following provisions shall have the effect of either amending, adding to, or deleting from the International Fuel Gas Code (IFGC), 2003 Edition.

#### **CHAPTER 1, Administration**

Amend Section 103.1 General: Delete in its entirety and replace with:

The Project Inspection Section Manager is the authorized Code inspection agency for the City of Flagstaff and the executive official in charge thereof shall be known as the agent of the Building Official..

Amend Section 103.2, Appointment

Delete in its entirety.

Amend Section 105.1, Modifications, by changing the words in the last two lines from Department of Inspection to Development Services Division.

Amend Section 106.3, Application for permit by adding:

Section 106.3.2 Design Professional requirements. An Arizona certified or registered Design Professional in good standing shall be required for the fuel gas design of a commercial building or structure, and for any additions or alterations to the building or structure in which the square footage of floor area of the footprint of the building or structure measured to the outside of the exterior walls exceeds three thousand (3,000) square feet or is intended for occupancy by more than twenty persons on a continuous basis or where the maximum span of any structural member exceeds twenty feet.

Amend 106.5.1, Work commencing before permit issuance, to read:

Any person who commences work on an installation before obtaining the necessary permits shall be subject to an investigation fee of \$94.00 or twice the permit fee whichever is greater.

Amend Section 106.5.3 Fee schedule, by adding:

The fee schedule shall be based upon the 1997 Uniform Administrative Code, Table 3D, which shall be annually revised and the revised fees published by the Building and Development Services Division. Valuation fees for commercial work shall be annually reviewed using the International Code Council Building Safety Journal fee structure. Fee valuation shall be approved for increases by the City of Flagstaff Council based upon the recommendation of the Development Services Division and fee calculation increases shall be published for public review.

Amend Section 106.5.3 Fee refunds, insert into sub-paragraph #2:

Fill in the figure of 80% and add: There shall be no refunds on deposits.

Amend Section 107.2 Testing, by adding:

Section 107.2.4 Re-inspections. A re-inspection fee may be assessed for each inspection or re-inspection when: such work for which an inspection is requested is not complete; or when corrections called for are not made; or when the inspection record card is not on site; or when the approved plans are not available to the inspector; or for failure to provide access on the date the inspection is requested; or for deviating from the plans requiring the approval of the Building Official.

#### CHAPTER 3, General Regulations

Amend Section 303.4 by replacing the International Fire Code with the 1997 Uniform Fire Code.

Also by adding: Wherever reference is made to the International Fire Code, replace with the 1997 Uniform Fire Code.

Amend Section 305.79 by changing: ...6 inches to 3 inches above grade.

Amend Section 309.2 by changing the reference to the ICC Electrical Code to the National Electrical Code and by adding:

Wherever reference to the ICC Electrical Code is made through out this Code, replace with the National Electrical Code.

#### CHAPTER 4, Gas Piping Installations

Amend Section 403.4.3, Copper and brass, delete and replace with:

Copper and brass pipe, threaded copper, brass and aluminum shall not be used for gas piping installations within the City of Flagstaff.

Amend Section 406.4.1 Test Pressure, to read:

The test pressure to be used shall be no less than ten (10) pounds per square inch gauge pressure or six (6) inches of mercury measured with a manometer or slope gauge for single family dwellings or for systems with less than fifteen (15) pounds per square inch or fourteen (14) inches of water column. Welded piping and piping that carries gas at pressure in excess of fourteen (14) inches of water column or fifteen (15) pounds per square inch shall be tested with no less than sixty (60) pounds per square inch. The test gauge shall not be more than twice the test pressure.

Amend Section 406.4.2 Test duration to read:

Test duration shall be no less than fifteen (15) minutes for single family dwellings or systems with less than fifteen (15) pounds per square inch, fourteen (14) inches of water column. Welded piping, and systems with fifteen (15) pounds per square inch (14 inches of water column) or more shall be tested for no less than thirty (30) minutes.

## CHAPTER 6, Specific Appliances

Amend Section 614.5 Makeup air, by deleting the first sentence:

[Installations exhausting more than 200 cfm (0.09 m<sup>3</sup>/s) shall be provided with makeup air].

Amend Section 621 (IFGC) Unvented Room Heaters, to be deleted in its entirety.



## CHAPTER 4-06

### INTERNATIONAL EXISTING BUILDING CODE

#### SECTIONS

<u>4-06-001-0001</u>	DEFINITIONS
<u>4-06-001-0002</u>	ADOPTION OF CITY OF FLAGSTAFF 2003 INTERNATIONAL EXISTING BUILDING AMENDMENTS
<u>4-06-001-0003</u>	SAVING CLAUSE
<u>4-06-001-0004</u>	VIOLATIONS AND PENALTIES
<u>4-06-001-0005</u>	AMENDMENTS

#### 4-06-001-0001      DEFINITIONS

As used in this City of Flagstaff 2005 Building Code Amendments and referenced in all of the adopted International Codes adopted, the following terms shall have the meaning herein prescribed:

- A. Wherever the word "Municipality" or "[Name of Jurisdiction]" is used, it shall mean the City of Flagstaff.
- B. Wherever the term "Department of Building Safety" is used, it shall mean "Development Services Division."
- C. Wherever the term "Administrative Authority" is used in conjunction with publicly provided utilities (natural gas, electricity, internet and broad band service, telephone, and cable television), it shall mean the current contract company providing the respective service. Wherever the term "Administrative Authority" is used in conjunction with publicly provided utilities or permits (water, sewer, storm water management and/or building permits), it shall mean the City of Flagstaff.
- D. Wherever the term "Corporation Counsel" is used in this Chapter, it shall mean the Attorney for the City of Flagstaff (Ordinance 587: 8-14-62).
- E. Wherever the term "code official" is used in this Chapter or in the International Existing Building Code, 2003 Edition, it shall mean the Building Official for the City of Flagstaff.

#### 4-06-001-0002      ADOPTION OF CITY OF FLAGSTAFF 2003 INTERNATIONAL EXISTING BUILDING AMENDMENTS

There are hereby adopted by the City Council of the City of Flagstaff for the purposes of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, alteration, removal, maintenance of buildings and structures, including permits and penalties, those certain International Codes known and referred to with particularity as the International Existing Building Code (IEBC), 2003 Edition, providing for amendments, additions and deletions thereto; of this not less than three (3) copies have been and now are on file in the office of the City Clerk of the City of Flagstaff, and the same are hereby adopted and made part hereto by this reference as fully and completely as if fully herein set forth and from the date on which this Exhibit should take effect, the provisions of the aforesaid

Codes, 2003 editions, shall be controlling for all construction within the corporate limits of the City of Flagstaff

#### **4-06-001-0003      SAVING CLAUSE**

Nothing in this Chapter or in the International Existing Building Code (IEBC), 2003 Edition, hereby adopted shall be construed to affect any suit or proceeding now pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinances replaced hereby. Nor shall any right or remedy of any character be lost, impaired, or affected by this Chapter.

#### **4-06-001-0004      VIOLATIONS AND PENALTIES**

- A. Violations: It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use or maintain any building or permit the same to be done in violation of this Code.
- B. Penalties: Any person, firm, or corporation violating any provision of this Code shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punishable by a fine and/or imprisonment set forth by the governing laws of the jurisdiction. Each separate day or any portion thereof, during which any violation of this Code occurs or continues, shall be deemed to constitute a separate offense.

#### **4-06-001-0005      AMENDMENTS**

The following provisions shall have the effect of either amending, adding to, or deleting from the International Existing Building Code (IEBC), 2003 Edition.

#### **CHAPTER 1, Administration**

Amend Section 103.1, Creation of enforcement agency, by deleting in its entirety and replace with:

The Development Services Division, Project Review Section, shall be designated as the regulating office and the Building Official is also known as the code official.

Delete Section 103.2, Appointment, delete in its entirety.

Amend Section 105.1.1 Annual permit, by referencing City of Flagstaff 2005 Code Amendments to the International Building Code (IBC), 2003 Edition for requirements and compliance issues.

Amend Section 105.5 Expiration, by referencing City of Flagstaff 2005 Code Amendments to the International Residential Code (IRC), 2003 Edition and International Building Code (IBC), 2003 Edition for requirements and compliance issues on the duration of building permits.

#### **CHAPTER 10, Historic Buildings**

Amend Section 1001.2 Report by adding Section 1001.2.1 as follows:

Section 1001.2.1, Any changes to a structure in a historic district or to buildings listed on the City of Flagstaff Historic Registry shall be reviewed by the Project Management Section, Development Services Division prior to issuing a building permit. The project may be referred to the Development Review Board for complete staff review by the board members.

## CHAPTER 4-07

### UNIFORM HOUSING CODE UNIFORM ADMINISTRATIVE CODE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS

#### SECTIONS:

<u>04-07-001-0001</u>	DEFINITIONS
<u>04-07-001-0002</u>	ADOPTION OF CITY OF FLAGSTAFF UNIFORM HOUSING CODE, 1997 EDITION; UNIFORM ADMINISTRATIVE CODE, 1997 EDITION, AND UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDING, 1997 EDITION
<u>04-07-001-0003</u>	SAVINGS CLAUSE
<u>04-07-001-0004</u>	VIOLATIONS AND PENALTIES
<u>04-07-001-0005</u>	AMENDMENTS

#### 04-07-001-0001 DEFINITIONS

As used in this City of Flagstaff 2005 Building Code Amendments and referenced in all of the adopted 1997 Uniform Codes adopted, the following terms shall have the meaning herein prescribed:

- A. Wherever the word "Municipality" or "[Name of Jurisdiction]" is used, it shall mean the City of Flagstaff.
- B. Wherever the term "Department of Building Safety" is used, it shall mean "Development Services Division."
- C. Wherever the term "Administrative Authority" is used in conjunction with publicly provided utilities (natural gas, electricity, internet and broad band service, telephone, and cable television), it shall mean the current contract company providing the respective service. Wherever the term "Administrative Authority" is used in conjunction with publicly provided utilities or permits (water, sewer, storm water management and/or building permits), it shall mean the City of Flagstaff.
- D. Wherever the term "Corporation Counsel" is used in this Chapter, it shall mean the Attorney for the City of Flagstaff (Ordinance 587: 8-14-62).
- E. Wherever the term "building official" is used in this Chapter or in the Uniform Housing Code, 1997 Edition; Uniform Administrative Code, 1997 Edition; or Uniform Code for the Abatement of Dangerous Buildings, 1998 Edition; it shall mean the Building Official for the City of Flagstaff.

#### 04-07-001-0002 ADOPTION OF CITY OF FLAGSTAFF UNIFORM HOUSING CODE, 1997 EDITION; UNIFORM ADMINISTRATIVE CODE, 1997 EDITION, AND UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDING, 1997 EDITION

There are hereby adopted by the City Council of the City of Flagstaff for the purposes of establishing rules and regulations for the construction, alteration,

removal, demolition, equipment, use and occupancy, and maintenance of buildings and structures, including permits and penalties, those certain Uniform Building Codes known and referred to with particularity as the Uniform Housing Code, 1997 Edition, providing for amendments, additions and deletions thereto; Uniform Administrative Code, 1997 Edition, providing for amendments, additions and deletions thereto; and Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, providing for amendments, additions and deletions thereto; of this not less than three (3) copies have been and now are on file in the office of the City Clerk of the City of Flagstaff, and the same are hereby adopted and made part hereto by this reference as fully and completely as if fully herein set forth and from the date on which this Exhibit should take effect, the provisions of the aforestated Codes, 2003 editions, shall be controlling for all construction within the corporate limits of the City of Flagstaff

#### **04-07-001-0003      SAVING CLAUSE**

Nothing in this Chapter or in the Uniform Housing Code, 1997 Edition, Uniform Administrative Code, 1997 Edition, and the Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, hereby adopted shall be construed to affect any suit or proceeding now pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinances replaced hereby. Nor shall any right or remedy of any character be lost, impaired, or affected by this Chapter.

#### **04-07-001-0004      VIOLATION AND PENALTIES**

- A. Violations: It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use or maintain any building or permit the same to be done in violation of this Code.
- B. Penalties: Any person, firm, or corporation violating any provision of this Code shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punishable by a fine and/or imprisonment set forth by the governing laws of the jurisdiction. Each separate day or any portion thereof, during which any violation of this Code occurs or continues, shall be deemed to constitute a separate offense.

#### **04-07-001-0005      AMENDMENTS**

The following provisions shall have the effect of either amending, adding to, or deleting from the Uniform Housing Code, 1997 Edition; Uniform Administrative Code, 1997 Edition; and the Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition.

#### **CHAPTER 1, Administration**

Amend Section 103.1, Creation of enforcement agency, by deleting in its entirety and replace with:

The Development Services Division, Project Review Section, shall be designated as the regulating office and the code official shall mean the same as the Building Official.

(Updated: 28 March 2005; COF2003BldgCodeAmend05.doc)

(Ordinance 587; 8/14/62). (Ord. No. 1614, Amended, 05/02/89; (Ord. No. 1642, Repealed, 11/07/89); (Ord. No. 1682, Enacted, 12/04/90) (Ord. No. 1688, Amended, 3/19/91;)(Ord. No. 1775, Amended, 11/17/92); (Ord. No. 1829, Enacted, 03/01/94) (Ord. No. 1885), (Ord. 1940, Amended, 04/01/97; Amended, 08/29/95; Ord. No. 1885, Amended, 08/29/95; (Ord. 2000-19, Amended, 10/17/2000); (Ord. 2003-22, 12-16-2003); (Ord. 2005-12, Amended, 05/03/2005)

**CHAPTER 4-08  
SIGN CODE**

**SECTIONS:**

4-08-001-0001      **ADOPTION OF SIGN CODE:**  
4-08-001-0002      **AWNINGS; ADDITIONAL REGULATIONS:**

**4-08-001-0001      ADOPTION OF SIGN CODE:**

(See Section 4-1-2 and Chapter 10A of Title 10 of the Flagstaff City Code)

**4-08-001-0002      AWNINGS; ADDITIONAL REGULATIONS:**

No awning or marquee constructed or maintained over, across or upon any street, sidewalk, alley, avenue, highway or other public ground dedicated or open to the public for their general use within the City:

- A. Shall be securely and safely supported from above, from the structure to which it is attached;
- B. Shall extend from the property line to within eighteen inches (18") of the outer edge of the sidewalk or curb (as the case may be) and no further;
- C. The lowest part thereof shall be at least eight feet (8') above the sidewalk; (Ord. 433; 11-12-57)
- D. Shall not be supported by post, pillars or other structures resting upon the street, sidewalk, alley, avenue, highway or public ground, except that in the C-5, Central Business District, pillars, posts or other support structures may be located upon the public sidewalk, a minimum of twenty four inches (24") and a maximum of thirty six inches (36") from the face of curb to face of the face of the pillar and a minimum of seventy eight inches (78") from the face of the building or street right-of-way line to the inner face of the pillar, subject to the approval of the Development Review Board. The Development Review Board shall, as authorized in Section 10-14-6(D) of the Revised Flagstaff Zoning Code of 1970, review each proposed awning to determine that the awning shall be in keeping with adjacent developments and shall not depreciate property values in the vicinity;
- E. Shall not be constructed or maintained in such a manner as to permit rain, snow or ice to drip or fall therefrom, upon other than the outer eighteen inches (18") of the sidewalk measured from the property line on all streets within said City, excepting those streets regularly established and controlled as State and/or Federal highways within said City, in which case the same shall not be constructed or maintained in such a manner as to permit rain, snow or ice to drip or fall upon other than the outer twenty four inches (24") of the sidewalk measured from the property line;
- F. Shall be constructed in accordance with the requirements of all other ordinances, laws and regulations of the City.

(Ord. 433, 11-12-57) (Ord. 560, 11-10-61) (Ord. 1007, 4-19-77)